

MINUTES

City of Franklin Plan Commission Meeting

October 20, 2005

Approved November 3, 2005

CALL TO ORDER

MINUTES

Regular meeting of October 06, 2005

PUBLIC HEARINGS

**Special Use Amendment
Maxim Realty Group LLC
(Tri-City Commons)**

To change the location of a trash enclosure
Approximately 6525 South 27th Street
PDD #14 JEWEL-OSCO/HOME DEPOT

**PDD Planned Development District Amendment
CEI Engineering Associates, Inc.
(Sam's Wholesale Club Fueling Station)**

To amend PDD #13 WAL-MART/SAM'S
WHOLESALE CLUB to allow a fueling station that
would be located in the Sam's Club parking lot

**Special Use
CEI Engineering Associates, Inc.
(Sam's Wholesale Club Fueling Station)**

To amend PDD #13 WAL-MART/SAM'S
WHOLESALE CLUB to allow a fueling station that
would be located in the Sam's Club parking lot

**Unified Development Ordinance Text Amendment
Priya Corporation
(Andy's Gas Station)**

To amend the Unified Development Ordinance
DIVISION 15-3.0600 ZONING DISTRICT USES AND
USE REGULATIONS SECTION 15-3.0603 TABLE OF
PERMITTED AND SPECIAL USES IN ALL
NONRESIDENTIAL ZONING DISTRICTS to allow
Carwashes (STANDARD INDUSTRIAL
CLASSIFICATION NO. 7542) as a SPECIAL USE in the
B-1 Neighborhood Business District.
Approximately 5040 West Rawson Avenue — SE 1/4
of Section 02 (740-9988-005)
B-1 Neighborhood Business District

I. Mayor Taylor called the regular meeting of the Plan Commission of October 20, 2005, to order at 7:01 PM in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski, Commissioners Ziegenhagen, Ritter, Haley, Bennett & Hanneman. Also present were Community Development Director Wheaton, Planner II Booth, Planner I Mentkowski, Planning Secretary Wilson & City Attorney Wesolowski.

II.

A. Commissioner Ritter moved and Commissioner Bennett seconded to approve the minutes of the regular meeting of the Plan Commission of Thursday, October 6, 2005, subject to a correction to the minutes. Upon voice vote, all voted 'aye'. Motion carried.

III.

A. Mr. Wilson read the Public Hearing Notice into the record. The Mayor called the Public Hearing to order at 7:07 PM. No one coming forward the Mayor closed the Public Hearing at 7:07 PM.

B. Mr. Wilson read the Public Hearing Notice into the record. The Mayor called the Public Hearing to order at 7:17 PM. Representatives from Sam's Club presented the proposals. Several citizens and business owners spoke to the proposal. No one else coming forward the Mayor closed the Public Hearing at 7:44 PM.

C. Mr. Wilson read the Public Hearing Notice into the record. The Mayor called the Public Hearing to order at 7:17 PM. Representatives from Sam's Club presented the proposals. Several citizens and business owners spoke to the proposal. No one else coming forward the Mayor closed the Public Hearing at 7:44 PM.

D. Mr. Wilson read the Public Hearing Notice into the record. The Mayor called the Public Hearing to order at 8:04 PM. Two citizens and the Applicant spoke to the proposal. No one else coming forward the Mayor closed the Public Hearing at 8:08 PM.

Commissioner Bennett moved and Alderman Skowronski seconded a motion to refer the request to amend the Unified Development Ordinance to staff for further review & recommendation. Upon voice vote, all voted 'aye'. Motion carried.

BUSINESS

**Determination as a Major or Minor
Amendment & PDD Planned Development
District Amendment
Maxim Realty Group LLC
(Tri-City Commons)**

To change the location of a trash enclosure
Approximately 6525 South 27th Street
PDD #14 JEWEL-OSCO/HOME DEPOT

**Special Use Amendment
Maxim Realty Group LLC
(Tri-City Commons)**

To change the location of a trash enclosure
Approximately 6525 South 27th Street
PDD #14 JEWEL-OSCO/HOME DEPOT

**Rezoning
City of Franklin**

Rezoning Ken Windl Park from R-3 Suburban/
Estate Single-Family Residence District to I-1
Institutional District.
Approximately South North Cape Road, West
Rawson Avenue & West Forest Home Avenue
NE 1/4 of Section 07 (Tax Key Number 751-9997-000)
R-3 Suburban/Estate Single-Family Residence District

**Unified Development Ordinance Text Amendment
City of Franklin**

An ordinance to amend the Unified Development
Ordinance text at Table 15-3.0603 to list and
therefore allow certain Park and Recreational Uses
as permitted uses in the I-1 Institutional District

**Unified Development Ordinance Text Amendment
City of Franklin**

Recommend to the Common Council to direct the
Plan Commission to set a Public Hearing for an
Ordinance to amend the Unified Development
Ordinance to allow fences in rear yards on double
frontage lots.

**Temporary Use
Menard, Inc.**

Christmas Tree lot
Approximately 10925 West Speedway Drive
NE 1/4 of Section 06 (Tax Key Number 704-1002-000)
M-1 Limited Industrial District

IV.

- A. Commissioner Hanneman moved and Alderman Skowronski seconded a motion that the Plan Commission determines the amendment to PDD # 14 to be minor. Upon voice vote, all voted 'aye'. Motion carried.

Commissioner Bennett moved and Commissioner Hanneman seconded a motion to recommend approval of an ordinance to amend §15-3.0419 of the Unified Development Ordinance Planned Development District #14 (JEWEL-OSCO/HOME PDD DEPOT) (Maxim Realty Group LLC, Applicant). Upon voice vote, all voted 'aye'. Motion carried.

- B. Commissioner Ritter moved and Commissioner Hanneman seconded a motion to recommend approval of a resolution to amend a resolution imposing conditions and restrictions for the approval of a Special Use for property located at approximately 6525 South 27th Street. Upon voice vote, all voted 'aye'. Motion carried.

- C. Alderman Skowronski moved and Commissioner Hanneman seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from R-3 Suburban/Estate Single-Family Residence District to I-1 Institutional District (City of Franklin, Applicant). Upon voice vote, all voted 'aye'. Motion carried.

- D. Alderman Skowronski moved and Commissioner Hanneman seconded a motion to recommend an ordinance to amend the Unified Development Ordinance text at Table 15-3.0603 to list and therefore allow certain Park and Recreational Uses as permitted uses in the I-1 Institutional District (City of Franklin, Applicant). Upon voice vote, all voted 'aye'. Motion carried.

- E. Commissioner Ziegenhagen moved and Commissioner Hanneman seconded a motion to recommend to the Common Council to direct the Plan Commission to set a Public Hearing for an Ordinance to amend the Unified Development Ordinance to allow fences in rear yards on double frontage lots (City of Franklin, Applicant). Upon voice vote, all voted 'aye'. Motion carried.

- F. Commissioner Bennett moved and Alderman Skowronski seconded a motion to approve a temporary use. Upon voice vote, all voted 'aye'. Motion carried.

MINUTES

City of Franklin Plan Commission Meeting

October 20, 2005

Approved November 3, 2005

Concept Review

Menard, Inc.

Concept Review for a 3-lot or 4-lot Certified
Survey Map

Approximately 10925 West Speedway Drive
NE 1/4 of Section 06 (Tax Key Number 704-1002-000)
M-1 Limited Industrial District

G. No action needed; none taken.

Temporary Use

humble Crayes Development LLC

Temporary Use for construction trailer & garbage
dumpsters

Approximately West Prairie Grass Way & West St
Martins Road (HWY 100)

H. Commissioner Bennett moved and Commissioner Ritter
seconded a motion to table the item. Upon voice vote,
all voted 'aye'. Motion carried.

**Announcement: Next meeting scheduled for
November 3, 2005**

I. No action needed; none taken.

ADJOURNMENT

V. Commissioner Ritter moved and Commissioner
Hanneman seconded a motion to adjourn the regular
Plan Commission meeting of October 20, 2005. Upon
voice vote, all voted 'aye'. Motion carried. The meeting
was adjourned at 8:56 PM.